

N/F
UNITED STATES
OF AMERICA
(ARMY)
PARCEL D
BOOK 17907, PAGE 1

	ZONING DISTRICT	INNOVATION AND TECHNOLOGY BUSINESS DISTRICT OPEN SPACE AND RECREATION WATER RESOURCES OVERLAY DISTRICT – WATERSHED; VIEWSHED OVERLAY DISTRICT	
		REQUIRED	PROVIDED (PHASE 1)
OVERALL SITE	LOT AREA	2 AC.	89 AC.
	LOT AREA	87,120 SF.	3,863,869 SF.
	FRONT YARD SETBACK	25 FT.	>140 FT.
	SIDE YARD SETBACK	25 FT.	40 FT.
	REAR YARD SETBACK	25 FT.	57 FT.
	MINIMUM FRONTAGE	100 FT.	>325 FT.
WWpTP	MAXIMUM BUILDING HEIGHT	120 FT.	29 FT.
	MAXIMUM BUILDING ELEVATION (ROOF HEIGHT ABOVE SEA LEVEL)	478 FT.*	381 FT.
	TOTAL GROSS FLOOR AREA	N/A	8,421 SQ. FT.
	FLOOR AREA RATIO (FAR) (INDUSTRIAL SITE)	50 %	5.8 %***
	FLOOR AREA RATIO (FAR) (DISTRICT)	25 %	0.2 %****
	BREAKDOWN OF IMPERVIOUS SURFACE AREAS	–	
	BUILDINGS	–	5,817 SF.
	PARKING AREAS	–	2,574 SF.
	ROADWAYS/DRIVEWAYS/LOADING	–	14,658 SF.
	SIDEWALKS	–	517 SF.
	PROCESS EQUIPMENT	–	9,854 SF.
	PROCESS CONTAINMENT AREA	–	25,744 SF.
	TOTAL IMPERVIOUS SURFACES	75%	41%
	OPEN SPACE AREA	0 SF.	86,762 SF.
	TOTAL SITE ENVELOPE AREA	–	3.35 AC.
	TOTAL PARKING SPACES	** SP	5 SP
	STANDARD SPACES	N/A	4 SP
	STANDARD ACCESSIBLE SPACES	N/A	–
	VAN ACCESSIBLE SPACES	N/A	1 SP
	CAR POOL DESIGNATES SPACES	N/A	–
	LOADING BAYS	N/A	2 SP
	TOTAL EMPLOYEES	N/A	9–12 EMPLOYEES
	SHIFT 1	N/A	3–4 EMPLOYEES
	SHIFT 2	N/A	3–4 EMPLOYEES
	SHIFT 3	N/A	3–4 EMPLOYEES

TABLE NOTES:

* HEIGHT LIMIT IN ACCORDANCE WITH CHAPTER 173 OF THE ACTS OF 2006.

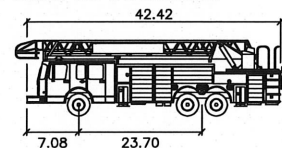
** THE PROPOSED PROJECT USE IS NOT DEFINED IN EXHIBIT C OF THE DEVENS BYLAW.

*** FLOOR AREA RATIO (FAR) (INDUSTRIAL SITE) IS TOTAL GROSS FLOOR AREA DIVIDED BY TOTAL SITE ENVELOPE AREA

**** FLOOR AREA RATIO (FAR) (DISTRICT) IS TOTAL GROSS FLOOR AREA DIVIDED BY OVERALL SITE AREA

NOTES:

1. PROPOSED WORK SHOWN OUTSIDE OF THE LIMIT OF WORK LINE ARE TO BE PROVIDED BY OTHERS, AS PART OF THE OVERALL LSCC FACILITY CONSTRUCTION. THIS PROPOSED WORK (E.G., SITE LAYOUT, UTILITIES, GRADING) ARE SCHEDULED TO BE INSTALLED PRIOR TO THE WWpTP FACILITY CONSTRUCTION.
2. REFER TO VHB SITE DETAIL SHEET No. 100-10C-600 FOR HEAVY DUTY AND LIGHT DUTY ASPHALT PAVEMENT DETAILS. VHB ASPHALT PAVEMENT DETAILS WERE APPROVED UNDER OVERALL SITE UPA SUBMISSION.
3. REFER TO VHB SITE DETAIL SHEET No. 100-10C-600 FOR BITUMINOUS BERM "BB CURB" DETAIL, APPROVED UNDER OVERALL SITE UPA SUBMISSION.



FIRE TRUCK W/O OVERHANG

Width	: 8.50
Track	: 6.90
Lock to Lock Time	: 6.00
Steering Angle	: 43.30

MAXIMUM VEHICLE SIZE
ACCESSING SITE

1"=20'

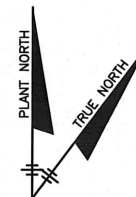
**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE: 07/17/07

IN CHARGE OF

DESIGNED BY _____ CHECKED BY _____

DRAWN BY



DEVENS ENTERPRISE COMMISSION
APPROVAL

— CHAIRMAN



C	07/17/07	FOR M&DEP PERMIT FOR INDUSTRIAL USE	JTR	Y					
B	06/29/07	REVISED UPA SUBMISSION	JTR	Y					
A	05/31/07	ISSUED FOR UPA AMENDMENT	JTR	Y					
rev	date	description	lead	ki					



SITE CIVIL
LAYOUT & MATERIALS
PLAN

LARGE SCALE CELL CULTURE
148 - WASTEWATER

LSCC FACILITY - DEVENS
MASSACHUSETTS - USA

CAR#	C2A1100002002	SHEET #:
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DATE:	06/29/07	1 of 1
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SCALE: 1" = 20' VENDOR DOC: 5

DESIGNER:	G -
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VENDOR NAME :	0'
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AUTHOR: _____

DISCIPLINE:	
SYSTEM:	

SYSTEM #:

EQUIPMENT:

100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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FACILITY RECORDS	IN
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Laser Jet 4V.ctb
2021_10205_003

2014.40755.003	
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